



## **Board of Review**

**You have the right to appeal your assessment. This process starts with the March Board of Review.**

**The membership of the Board of Review is made up of resident taxpayers of Huron Township. The March Board of Review meets on the first Tuesday after the first Monday in March and on the second Monday in March as well as a night session usually scheduled following the second Monday in March. Appointments are required to appear in front of the Board of Review. An appeal may also be submitted in writing. The Board of Review has no control over millage rates or the amount of taxes levied. Under the Open Meetings Act, the meetings are open to the public.**

**The Board of Review hears appeals on classification, hardship and valuation. The bulk of appeals are on valuation. All valuation disputes must be appealed to the March Board of Review. If you are appealing on hardship, documentation and the completion of an application will be required. The taxpayer must give evidence that the assessment is incorrect. Board of Review must review all evidence presented which must show good reasons to alter an assessment. It is important to be able to answer the questions, "What do you think your property is worth?" and "What do you base your opinion on?" Keep the following points in mind:**

- **Prepare a concise appeal**
- **Use valid documentation**
- **Be organized and objective**
- **Keep to the facts**

**Actual sale price is not true cash value. The law defines True Cash Value as the usual selling price of a property. The Legislature and the Courts have very clearly stated that the actual selling price of a property is not a controlling factor in the True Cash Value or State Equalized Value as calculated by the Assessor.**

**The Board of Review will not give the decision on the appeal at the time of the hearing. The decision will be mailed out within six weeks of the close of the March Board of Review session. If the taxpayer does not agree with the Board of Review's decision, an appeal can be made to the Michigan Tax Tribunal by July 31st.**

### **Transfers of Ownerships and Uncapping of Assessments**

**According to Proposal A, when a property is transferred, the following year's SEV becomes that year's Taxable Value. For example, if you purchase a property in 2011, the Taxable Value in 2012 will be the same as the 2012 SEV. It is the responsibility of the buyer to file a Property Transfer Affidavit with the Assessor's Office.**



## **Assessments and Taxable Values**

Each year the Assessing Office must calculate the SEV for each property as of December 31, which is called Tax Day. Even if you have not made any changes to your property in the past year, your assessment will likely still change to reflect the current real estate market. Your assessment can also fluctuate based on changes you make to your property.

In addition, each property has a Capped Value. Capped Value is calculated by multiplying the prior year's Taxable Value, with adjustments for additions and losses, by the CPI, as calculated by the State of Michigan and cannot increase by more than 5%. For 2011, the CPI was calculated at 1.017%. For 2012, the CPI will be calculated at 1.027%

Taxable Value, which property taxes are based on, is defined as the lower of the SEV or the Capped Value.

This being said, unless the current year SEV is less than the previous year Taxable Value multiplied by the CPI, the current years Taxable Value will increase by the CPI as calculated by the State of Michigan.

Since the start of Proposal A, increases in SEV have been greater than the increases in Taxable Value capped at the CPI. The longer a property has been owned and capped, the greater the gap between the SEV and Taxable Value. Even with an assessment decrease, if there is still a gap between the SEV and the Taxable Value, and the 2012 SEV is greater than the Taxable Value in the previous year, the Taxable Value will increase to the limit of the CPI cap.

In February of each year, every property owner of record receives an assessment notice. The assessment notice will indicate what the assessor determines your property is worth and the taxable value for the year. The notice will contain the following information:

- Current year assessment and taxable value
- Previous year assessment and taxable value
- Difference between the current year and the previous year values
- PRE exemption information
- Property Transfer information
- Board of Review meeting dates, location and times